

dcluINFO

The Latest News from the Seattle Department of Design, Construction & Land Use

city
of
seattle
department
of design



construction



& land use

DCLU Side Sewer Program Set to Begin February 3

As mandated by the Clean Water Act, DCLU will now be able to more fully integrate clean water regulations with side sewer work, thanks to the start of a new Side Sewer Program scheduled to become operational Monday, February 3. Reflecting a shift in responsibility from the Seattle Department of Transportation (SDOT) to DCLU, the change will also allow SDOT to more fully concentrate on their transportation-related mission.

Side sewer permit intake will move on February 3 from SDOT's Street Use Counter on the 37th floor of Key Tower to DCLU's Applicant Service Center on the 20th floor. The side sewer review and inspection program will be handled by DCLU's Site Development Team, which already performs drainage review, grading review, and site inspections. DCLU has begun adding staff to this team for the new work.

It is expected that DCLU will issue approximately 2,500 permits annually for side sewer construction, including new service, additions, alterations,

See **side sewer** on page 9

Two Public Landslide Meetings Scheduled for 2003

Helpful information about reducing landslide risks and mitigating landslide impacts will be presented at two free informational public meetings in early 2003. These meetings are sponsored by the City of Seattle on an annual basis to help property owners gain a better understanding of good management practices for landslide prone sites.

Presentations by City staff and private sector experts will include a discussion of the causes of landslides and proper drainage and vegetation for sloping sites. These will be followed by a question and answer session and time for one-on-one discussions. No registration is required to attend the meetings, which are scheduled for:

Saturday, Jan. 25, 10 am-noon
North Seattle Community College
 9600 College Way N
 Cafeteria - College Center Building
 (southernmost building on campus)

Saturday, Feb. 1, 10 am-noon
South Seattle Community College
 6000 16th Avenue SW
 Jerry Brockey Center, Room A
 (park in South lot)

See **landslide meetings** on page 5

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in the works

Seattle City Council

An inside look at proposed regulatory changes

Code Amendment to Allow Live-Work Units under Consideration

Flexible use of space by individuals and businesses whose lives and work are more integrated than the Land Use Code currently recognizes would be allowed under a DCLU proposal for "live-work units."

As the name implies, live-work units are defined as single units or spaces within a building that are both a place to live and a place of business. The proposal would allow these units in commercial, downtown, and some multifamily zones, subject to appropriate standards.

Providing spaces where a person can both live and work is not a new idea in Seattle. The Land Use Code already allows:

- home occupations, which are low-impact businesses often run from a home or apartment (see DCLU Client Assistance Memo [CAM] #236 for more information); and
- artist's studio/dwellings, which are live-work space in an industrial zone that is limited for use by "bona fide artists" (see CAM #114 for details).

The main elements of the live-work proposal are to:

- establish "live-work" as a use made up of commercial activities that may need accommodations for customer traffic, commercial signage, or freight delivery, while also meeting life-safety regulations for a place where people live.

- distinguish the live-work units from purely residential use by applying standards to help ensure that work is performed in the unit, including a requirement that the occupant have a valid business license;

- allow live-work at the street-level in commercial and downtown zones, unless a neighborhood plan has identified a desire to see retail use or the zone has a pedestrian designation; and
- apply development standards, such as minimum ceiling heights, depth of the space, and



Example of mixed use projects in Neighborhood Commercial 2 or 3 zones that could include live-work units at street level.

façade transparency, that will help the street-level live-work units be compatible with the surrounding streetscape.

For more information on DCLU's proposal and the anticipated schedule for live-work units, contact:

Mark Troxel, DCLU
(206) 615-1739
mark.troxel@seattle.gov

Update on First Hill Floor Area Ratios

A code amendment designed to increase flexibility for mixed use development located within the First Hill Urban Village was unanimously approved by the City Council Land Use Committee on December 17, 2002.

Current floor area limits (FAR) are considered overly prescriptive for First Hill, often encouraging the provision of three separate uses (retail, office, residential) within a single structure—a development format that struggles to profit regardless of the current economic climate.

The proposal allows for a balanced mix of residential and nonresidential

See **floor area ratios** on page 11

Amendment to Update Definitions of Eating and Drinking Establishments

DCLU is preparing Land Use Code amendments to update and clarify regulations for restaurants and drinking establishments.

Currently, restaurant uses are classified into one of three categories when undergoing permit

review: "restaurant," "fast food restaurant," or "specialty food store." Establishments that serve alcohol can be classified as a "tavern," a "brewpub," or a "restaurant with cocktail lounge."

Over the past two decades, new

business concepts have blurred the lines previously drawn by these terms. In fact, a single business can fit more than one category. This has resulted in confusion and an uneven relationship between regulations and impacts.

The proposed amendments will replace the multiple categories with one definition for "restaurant" and one definition for "drinking establishment."

Higher impact uses—such as restaurants with drive-through lanes or drinking establishments in small neighborhood business districts—will continue to undergo administrative conditional use analysis. Conditional use analysis is used by the department to mitigate impacts such as traffic or noise.

Overall, the proposal intends to achieve the following goals:

- update the Land Use Code to reflect current business practices;
- closely match permitting requirements to potential impacts;
- simplify the Code and permitting requirements when reasonable;
- continue to protect and enhance neighborhood character.

The proposed amendment will be available in January 2003. For additional information on this amendment, please contact:

Susan McLain, DCLU
(206) 684-0432
susan.mclain@seattle.gov

decisions

Seattle City Council

An inside look at recent Council decisions

Multi-Purpose Convenience Store Ordinance Approved

On December 9, 2002, the Seattle City Council unanimously approved an ordinance granting seven feet of additional height (three more feet than currently allowed) for mixed use structures that contain multi-purpose convenience stores, i.e., grocery stores and drug stores.

The proposed amendment promotes the economic vitality of the City's neighborhood business districts and recognizes the industry driven space needs of full service grocery stores and drugstores, while at the same time preserving the existing potential for residential development. The additional height will apply to all commercially zoned lots with 30 and 40 foot height limits, subject to certain conditions, which include consideration of views from adjacent residences.

Generally these types of redevelopments are occurring in the City's urban centers and villages where additional growth and density may be most efficiently accommodated. Encouraging redevelopment of large sites containing anchor grocery or drugstores with ample surface parking, into pedestrian-oriented, mixed-use structures able to accommodate jobs, services and housing is a major goal of the City's Comprehensive Plan.

The ordinance was signed by Mayor Nickels on December 13, 2002 and becomes effective on January 13, 2003. For a copy of the Director's Report and the amending ordinance or to obtain more information, please contact:

J. Roque Deherrera, DCLU, roque.deherrera@seattle.gov, (206) 615-0743

citydesignNews

a monthly update from DCLU's
CityDesign Office

Staff Roster

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(206) 684-0763

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(206) 684-7945

Layne Cubell, *Design Commission Coordinator*
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Anna O'Connell, *Intern*
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Robert Scully, *Urban Designer*
(206) 233-3854

Cheryl Sizov, *Light Rail Review Panel Coordinator*
(206) 233-7236

All staff are available via email at the standard
City email address:

firstname.lastname@seattle.gov

citydesign

*Shaping the civic character of Seattle's
built and natural environment*

Seattle Design Commission

Project Review Updates: In December, the Seattle Design Commission reviewed schematic design for South Lake Union Park, street improvements for Leary Way and NW 46th, and an alley vacation petition for a mixed use project in the Seattle Center area.

The Commission enjoyed staff briefings on possible Land Use Code changes to accommodate flexible live/work spaces in commercial zones. They also received briefings on transportation initiatives that included the Alaskan Way Viaduct and Waterfront projects, and the Seattle Monorail Project, along with an update on the work of the Light Rail Review Panel. During the last meeting of the year, the Commission hosted its first annual debriefing with City capital project department program managers.

Due to holiday schedules and an annual retreat in early January, the Commission will only host one regular meeting next month. Scheduled for January 16, the agenda tentatively includes the following: schematic designs for Southwest Library Addition, Bergen Place Park in Ballard, Charles Street Garage Improvement project, concept designs for a Seattle Fire Department and Seattle Public Utilities Joint Training Facility in south Seattle. The Commission also will continue its follow up on an alley vacation for Terry Avenue Technology Court in South Lake Union and will enjoy a briefing on the Seattle Monorail Project.

Commission meetings are open to the public. For more information, please contact:

Layne Cubell, layne.cubell@seattle.gov, (206) 233-7911

Light Rail Review Panel

The Seattle Light Rail Review Panel met November 25 to review 90% design for the Martin Luther King (MLK) Corridor and related plaza areas and open space. The Panel was very pleased with the resolution of design issues noted in previous phases of design, and particularly appreciated the way the design of each station relates to its context, the innovative artwork throughout, and the manner in which the streetscape design integrates the Corridor as a whole.

The Panel has thus concluded its review of the MLK Corridor and stations, leaving review of McClellan and Beacon Hill stations for early next year. They will also begin work on North Link early in 2003, starting with review of the Draft SEIS. No specific dates have been set yet for these reviews. For more information, please contact:

Cheryl Sizov, cheryl.sizov@seattle.gov, (206) 233-7236

Drop-Off Submittal Pilot for Consistently Prepared Applicants Extended

In order to obtain a larger sampling of applications, the pilot program for Consistently Prepared Applicants (CPAs) who want to try DCLU's new Drop-Off Submittal process has been extended through at least January 31, 2003.

Drop-Off Submittals allow qualifying regular users to skip the appointment process and drop off application packages using an intake checklist and a fee worksheet. Any rejections during the pilot program will not count against a customer's CPA status.

Drop-Off Submittals are allowed for new single family and small multifamily building plans. Multifamily applications must be under SEPA thresholds, three stories or less, of conventional wood frame construction, and without structural irregularities. Other projects that may be dropped off include Short Plats, Lot Boundary Adjustments, and minor telecommunications devices.

A new Client Assistance Memo (CAM) #121, which outlines the criteria for CPA submittals is available online at www.cityofseattle.net/dclu/publications. A new CAM series that explains the qualifications and procedures for Drop-Off Submittals will be finalized after the pilot period ends. If you have questions about the CPA and Drop-Off Submittal processes, please contact:

Luke McQuillin, DCLU
luke.mcquillin@seattle.gov
(206) 615-0721

Phinney Home Design and Remodel Fair, Feb. 2

Planning on remodeling your home or starting a home improvement project? You can get free answers to your questions about electrical work, zoning, building, plumbing, drainage, and permits from City of Seattle reviewers and inspectors on Sunday, February 2 at the Phinney Center Home Design and Remodel Fair.

This event marks the beginning of DCLU's 2003 Home Improvement Workshop season. Other exhibitors at the fair will include general and specialty contractors, interior design, re-roofing, flooring, landscaping, salvaged building materials, and more.

Members of the Northwest EcoBuilding Guild will also be on hand to share ways you can incorporate green building practices into your home project. Additional resources and advice will be provided by gardening experts, such as Seattle Tilth and Master Gardeners, and organizations like the Federal Emergency Management Agency (FEMA) and Seattle Project Impact, a community-based hazards mitigation program.

The fair is sponsored by HomeStreet Bank, Dunn Lumber, George Johnson Realty, Greenwood TrueValue Hardware, KUOW, Northwest EcoBuilding Guild, and Environmental Works.

For a continuously updated calendar of DCLU Home Improvement Workshops, visit www.cityofseattle.net/dclu/events.

For more information on the Phinney Center Home Design and Remodel Fair, visit www.phinneycenter.org/events/events_homefair.shtml.



DCLU experts are able to help several hundred homeowners one-on-one at the yearly Phinney Center Home Design and Remodel Fair.

landslide meetings, *cont. from page 1*

City of Seattle staff will include experts from Seattle Public Utilities, DCLU, the Dept. of Parks and Recreation, and the Dept. of Transportation.

Representatives from the Association of Engineering Geologists, Association Society of Civil Engineers, American Society of Landscape Architects, and the Association of Building Contractors will also be available to answer questions.

For more information, please contact:

Maggie Eaton, DCLU, (206) 386-4003, magdalena.eaton@seattle.gov



2003

Fee Increases

In response to increased business costs for a number of construction-related activities, fee increases for DCLU services were proposed by Mayor Nickels and subsequently approved by the Seattle City Council on November 18. Part of the City's approved budget for 2003-04, the new fees go into effect Jan. 1, 2003.

To guarantee vesting at current fee rates, applicants must have a complete building permit application accepted by DCLU by close of business on December 30, 2002. To schedule an intake appointment, applicants should call or visit our Applicant Service Center, 20th floor of Key Tower, 700 Fifth Avenue, (206) 684-8850. Hours: M/W/F 7:30am-5:30pm; Tu/Th, 10:30am-5:30pm.

The **tables** on the next page provide summaries of average increases, including building, electrical, sign, and site development permits; elevator and boiler certification; elevator, boiler and furnace installation; and refrigeration and boiler/steam licensing. The increases are the first in a number of years. Rates for building permits were adjusted to more closely cover costs for smaller projects, which make particularly heavy demands on up-front coaching and intake services.

Generally, land use fees are unchanged, although a new hourly fee will be collected for early design guidance for projects that require more staff time than covered by the minimum land use review fee.

The Building Valuation Data Table has also been updated (see article on next page).

Getting Copies of New Fee Information

The new fee ordinance, updated building valuation table, and related info are available online at **www.cityofseattle.net/dclu/about/dclufees.htm**. Printed copies are available from our Public Resource Center, 20th floor of Key Tower at 700 Fifth Ave., (206) 684-8467. Hours: M/W/Th/F, 8am-5pm; Tu, 10am-5pm.

Questions about Fees?

- Building Permits: (206) 684-8850 ■ Land Use Permits: (206) 684-8467
- Over-the-Counter Permits: (206) 684-8464
- Fire Review & Inspection: (206) 386-1447 or 386-1451 (Fire Marshal's Office)



NEW! Fire Department Fees to be Collected by DCLU

DCLU will begin collecting fees for Seattle Fire Department review and inspection of construction-related work, starting January 1, 2003. For details, see the copy of the Fire Department's Information Bulletin (#2002-3) printed on page 8.

Summary Tables

Building Valuation Data Table Also Updated

In addition to the new fees summarized at right, DCLU is adopting the latest Building Valuation Data Table, last published in April 2002.

Published by the International Conference of Building Code Officials (ICBO), the Building Valuation Data Table establishes square footage values for new construction for the purpose of setting permit fees. ICBO updates the table annually to reflect increases in construction costs.

The increase in the new table will raise building values approximately 12%, which will translate into an additional 7-8% in building permit fees in 2003.

An electronic version of the Building Valuation Data Table is available online at www.cityofseattle.net/dclu/about/dclufees.htm. Printed copies are available from our Public Resource Center, 20th floor of Key Tower at 700 Fifth Ave., (206) 684-8467.

Table 1. Summary of building permit fee increases based on construction value

<u>Project Size</u>	<u>1999-2002 Fees</u>	<u>2003 Fees</u>	<u>Amount of Change</u>
Base/Hourly	\$125	\$150	\$25
Minimum	\$190	\$300	\$110
\$50,000	\$1,170	\$1,525	\$355
\$100,000	\$1,920	\$2,525	\$605
\$250,000	\$3,420	\$3,950	\$530
\$500,000	\$5,795	\$6,200	\$405
\$750,000	\$8,045	\$8,325	\$280
\$1,000,000	\$10,170	\$10,325	\$155

Table 2. Summary of average increases for construction-related fees

<u>Fee Type</u>	<u>Present Average Bill</u>	<u>Projected Average Bill in 2003</u>	<u>Last Fee Increase</u>	<u>Average Annual % Increase</u>
Electrical Permits	\$177	\$238	1991	2.60%
Site Devlpmt Permits	\$125	\$150	1999	4.70%
Elevator Certification	\$192	\$238	1996	3.20%
Elevator Installation	\$80	\$100	1997	3.80%
Boiler Certification	\$33	\$50	1990	3.20%
Boiler Installation	\$206	\$308	1991	3.40%
Boiler/Steam Licensing	\$44	\$67	1997	7%
Furnace Installation	\$179	\$267	1990	3.10%
Refrigeration Licensing	\$54	\$81	1997	7.10%
Sign Permits	\$179	\$267	1990	3.10%

SEATTLE FIRE DEPARTMENT

Information Bulletin #2002-3



New Seattle Fire Department Fees

For Plan Review and Construction Inspection Services

New Fee Requirements

Effective with plan submittals received at the Department of Design, Construction, and Land Use (DCLU) after December 30, 2002, the Seattle Fire Department will begin charging fees for plan review services and for construction inspections of fire protection systems.

DCLU will collect these new fees on behalf of the Fire Department. The majority of the new fees will be due at the time that approved plans are ready for pick up from DCLU.

The new fees were approved in the City of Seattle budget process in November 2002 and will partially offset the City's cost to provide these Fire Department services.

Fire Department Plan Review Fees

The fee for all Fire Department plan review will be \$78 per hour, with one-quarter hour being the smallest chargeable increment.

Fire Department Construction Inspections

Fees for Fire Department inspection services cover all site visits conducted during regular business hours that are associated with inspection of a particular fire protection system. Fees for any inspections performed outside regular business hours are invoiced to the requesting party and are in addition to the new fees described below.

Fire Department Construction Inspection Fee Schedule

Inspection Type	Rate
Fire Alarm	\$250.00 plus \$2.50 per device
Type 1 Rangehoods or Pre-Engineered Fire Extinguishing System	\$100.00 each rangehood or system
Fire Sprinkler	\$150.00 plus \$1.50 per sprinkler head
Standpipe	\$100.00 each standpipe
Fire Pump	\$100.00 each pump
Sprinkler System Supply Main	\$100.00 per main
Tenant Improvement modifying six or less alarm devices and/or six or less sprinkler heads or Fire Alarm Panel Replacement.	\$75.00 per T.I.

For questions regarding the new fees, contact Diane Hansen at diane.hansen@seattle.gov or call the Seattle Fire Department Fire Marshal's Office at 206-386-1447 or 206-386-1451 during regular business hours.

side sewer, *cont. from page 1*

repairs, capping, conditional, and temporary side sewer work.

No appointment will be required to apply for a side sewer permit and plan review will not be required for most permits.

Side sewer permit fees will remain the same, and applicants will be able to pay by cash, check, credit card, or through an Advance Deposit Account (ADA) arranged with DCLU staff. The ADA will provide an opportunity not previously available to regular contractors. Once established, the account will allow sewer contractor agents to pull a permit and draw the fees directly from the account.

SDOT (formerly known as SEATRAN) will continue to maintain and update the list of Registered Side Sewer Contractors (RSSC) for both side sewer and larger construction projects in the public right-of-way. For single family residences, owners may perform the work occurring on their private property.

As part of the changes to the side sewer program, the permit holder will be responsible for as-built plans and for coordinating work with other agencies, such as SDOT for street surface restoration and Seattle Public Utilities (SPU) for core tap scheduling.

In January application forms and required agreements will be available online at www.cityofseattle.net/dclu/publications/forms and in the DCLU Applicant Service Center (ASC). Map sets and sewer card images will be available in the ASC for completing "as-built" plans.

We have begun posting information about this important addition to DCLU services online at www.cityofseattle.net/dclu/SideSewer (this new webpage includes links to code and fee information related to side sewer work). A new DCLU Client Assistance Memo (CAM), #503, which describes the side sewer permit process, will be ready in January. Another new CAM, #504, on preparing as-built side sewer plans, is also being prepared. Additionally, SPU is drafting an information bulletin called "New Service Connections, Procedures and Charges" and SDOT is drafting a bulletin entitled "Utility Construction Procedures and Charges in Public ROW."

DCLU staff members have met once with side sewer contractors active in Seattle, and are planning to meet with this group again in January to continue a discussion of the new DCLU side sewer program. Discussions with experienced contractors have been invaluable in helping us develop the program. For more information, please contact one of the following:

Ken Watanabe, Senior Civil Engineer, DCLU, (206) 233-7912

Dave Cordaro, Manager, Engineering Services, DCLU, (206) 684-7933



As mandated by the Clean Water Act, DCLU will now be able to more fully integrate clean water regulations with side sewer work, thanks the start of a new Side Sewer Program scheduled to become operational Monday, February 3.

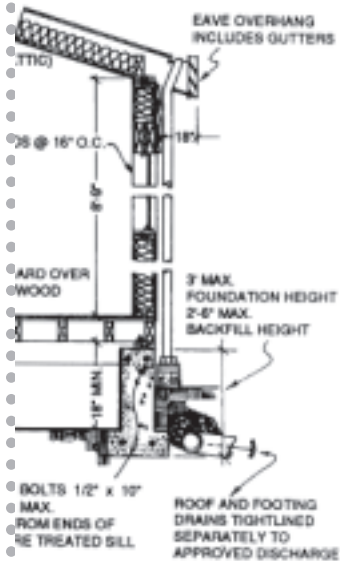


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code updates

An inside look at the latest technical code developments



Energy Code UPDATE

Revisions to 2001 Washington State Energy Code

Emergency Rule, effective Jan. 1, 2003; 2nd Edition, effective May 1, 2003

The Washington State Building Code Council (WSBCC) has made revisions to the 2001 Washington State Energy Code (WSEC) to add prescriptive paths for multifamily residential buildings, to clarify requirements for duct tape usage, and to delete references to obsolete software.

- The Permanent Rule was published in the Washington State Register (WSR-02-24-076) and will take effect on May 1, 2003.
- However, the WSBCC also modified the existing Emergency Rule to make it consistent with the Permanent Rule. The new Emergency Rule was published in the Washington State Register (WSR-02-24-077) and will take effect on January 1, 2003.

Both rules may be viewed online at <http://slc.leg.wa.gov/wsr/register.htm> (go to "Index, Current"; then "Building Code Council").

At press time in mid-December, the changes were being referred to as the 2001 Washington State Energy Code, Second Edition. It was not known whether the WSEC would be republished or whether insert pages will be printed, nor when they would be available. DCLU has incorporated the changes into the Seattle Energy Code website at www.cityofseattle.net/dclu/energy.

Overview of Revisions

Prescriptive requirements for multifamily buildings:

- Section 601: add an exception to allow area-weighted averaging for U-factors (not R-values) for new multifamily options in Tables 6-1 and 6-2.
- Section 602: add allowance for one exempt door per unit.
- Table 6-1: for multifamily, add new Option III allowing 25% glazing and new Option V allowing unlimited glazing, renumber old Option III as Option IV.
- Table 6-2: for multifamily, add new Option IV allowing 25% glazing and new Option VI allowing unlimited glazing, renumber old Option IV as Option V.

See **energy code** on page 11

Energy Code Training January 23

John Hogan, Senior Code Development Analyst at DCLU, will make a presentation on the Seattle and Washington State Energy Codes to the Puget Sound Chapter of the Illuminating Engineering Society (IES) on Thursday January 23, 2003.

The training will focus on lighting, including wattage allowed and control requirements, including those for automatic daylighting controls. The session will be held at noon at the Seattle Lighting Design Lab, 400 East Pine Street in Seattle.

For more information, contact the Lighting Design Lab at (206) 325-9711.

publication updates

client assistance memos

updated

CAM 210, Master Use Permit Requirements for Variances, has been updated due to an amendment to SMC 23.40.020C5. The fifth criteria for variances listed on page 1 of the CAM changed has been updated to state: "The requested variance would be consistent with the spirit and purpose of the Land Use Code regulations for the area."

Electronic copies of CAMs are available on our website at www.cityofseattle.net/dclu/publications. Paper copies are available from our Public Resource Center in Suite 2000 of Key Tower, 700-5th Ave, (206) 684-8467.

director's rules

final

DR 5-2002, Exceptions to Installing Fire and Smoke Dampers in Exhaust Only Shafts in other than Highrise Buildings - Prescriptive Path, became effective November 26, 2002.

DR 20-2002, Implementation of the Fee Subtitle, (superceding DR 6-2002) becomes effective January 1, 2003. The 2003 Fee Subtitle—which includes DR 20-2002, the Building Valuation Data Table, and the Fee Worksheet—is available online at www.cityofseattle.net/dclu/about/dclufees.htm or from the DCLU Public Resource Center, located on the 20th floor of Key Tower at 700 Fifth Avenue, (206) 684-8467.

IMPORTANT: Notice of Draft Director's Rules comment periods is provided in dclulnfo as a courtesy to readers. Official legal notice regarding Director's Rules is published in the Daily Journal of Commerce. Land use rules are also published in DCLU's **Land Use Information Bulletin** (formerly known as the General Mail Release or GMR), which is available online at www.cityofseattle.net/dclu/notices. To receive an email posting alert, or a paper version of the Land Use Information Service in the mail, please contact Betty Galarosa, betty.galarosa@seattle.gov, (206) 684-8322.

energy code, cont. from page 10

Duct sealing:

- Section 108: add reference to duct sealing and State Mechanical Code.
- Section 201: add definition of transverse joint
- Section 503.1: add reference to duct sealing and State Mechanical Code.
- Section 503.10: clarify duct sealing requirements, duct tape not allowed other than for limited exceptions, delete redundant 503.10.4 (same as 503.9).

Obsolete software:

- Section 800: delete reference to WATTSUN.

For questions regarding projects within the Seattle city limits, contact the DCLU Energy Code Technical Support Line, available Monday-Friday, from 1-4:15 pm, by calling (206) 684-7846.

floor area ratios, cont. from page 2

uses by adjusting FAR requirements applicable to properties zoned for 160' structures proposed on First Hill. Specifically, the proposal allows a development to achieve full development potential incorporating two uses within a single structure, instead of three, and allows unlimited residential floor area. Existing height limits and lot coverage regulations are not changed.

Full Council is expected to act on the proposed legislation on January 6, 2003. To receive copies of the Director's Report and Recommendation and the proposed ordinance by email or for more information, please contact:

J. Roque Deherrera, DCLU
roque.deherrera@seattle.gov
(206) 615-0743

How To Reach Us At DCLU

700 Fifth Ave, Suite 2000, Seattle, WA 98104-5070

Permits

General Applications (Applicant Services Center).....	206-684-8850
Drainage & Sewer Review Desk.....	684-5362
Land Use Reviewers (post-application only*).....	684-8875
Master Use Permits.....	684-8467
Plans Routing.....	684-8169
Over-the-Counter (OTC) Permits (formerly Electrical Ctr).....	684-8464
Plumbing & Gas Piping Permits (rep from Sea/KC Health Dept).....	684-5198
Sign Permits.....	684-8419
Site Development.....	233-7232

Inspections

Inspection Requests: General.....	684-8900
Inspectors: General.....	684-8950
Inspection Requests & Inspectors: Site/erosion control, pre-construction conferences, first ground disturbance.....	684-8860

Complaint Hotline

Construction, Housing & Land Use Complaints.....	684-7899
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Information

General Department Information.....	684-8600
Applicant Services Center (formerly Permit Intake Center).....	684-8850
Hours: M,W,F: 7:30 am-5:30 pm Tu,Th: 10:30 am-5:30 pm	
CityDesign/Design Commission.....	615-1349
Compliance Service Ctr (enforcement info, not complaints).....	615-0808
Comprehensive Planning.....	233-0079
Events & Classes.....	684-8443
Media Relations.....	233-3891
Microfilm Library.....	233-5180
Planning Commission.....	684-0433
Property Owner/Tenant Assistance.....	684-7867
Public Resource Ctr (Hrs: M,W,Th,F: 8 am-5 pm Tu: 10 am-5 pm).....	684-8467
Publications.....	684-8467
Technical Support Line: Building Code (M-F: 1-4:15 pm).....	684-4630
Technical Support Line: Energy/Mech Code (M-F: 1-4:15 pm).....	684-7846
Tenant Relocation Assistance Ordinance.....	684-7979
Zoning Info (General Questions on Single Family, Parcel Zoning*).....	684-8467
Zoning Info (Site-Specific Questions on Single Family Zoning*).....	684-8850

* Due to the complexity of Seattle's Land Use Code, all other types of zoning information must be obtained in person at our Applicant Services Center or via our online "Q&A Service" at www.cityofseattle.net/dclu/landuse.

Administration

Office of the Director.....	684-8899
Codes, Policies & Community Relations.....	684-8880
Billing.....	684-4175

www.cityofseattle.net/dclu



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